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Adopted Minutes
Spanish Fork City Planning Commission
February 3, 2016

Commission Members Present: Chairman Brad Gonzales, Bruce Fallon, Treaci Tagg, Brad Tanner, Brad Wilkinson. **Absent:** Jens Nielson.

Staff Members Present: Dave Anderson, Community Development Director; Jason Sant, Assistant City Attorney; Cory Pierce, Staff Engineering; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Tamara Shiveley, Don Shiveley, Dave Herring, Randy Chipman, Helen Evans, Steven Hawkins, Tim Wright, Paul Casey, Dallas Hales, Brent Wignall, Jason Johnson, Den Peay, Tim Alders, Matt Robinson, Bryon Prince, Sharla Thomas, M. Jay Thomas, Ronald Hatfield, Aaron Ostler.

Chairman Gonzales called the meeting to order at 6:10 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Fallon led the pledge.

CONDITIONAL USE PERMIT

AT&T Cell Tower Modification

Applicant: Tamara Shiveley

General Plan: Public Facility

Zoning: Public Facility

Location: 350 South 300 West

Dave Anderson addressed the Commission stating the tower proposed for modification is an existing tower and there is already existing equipment. The typical rule of thumb is when equipment is switched out for larger equipment, it is brought before the Commission as a Conditional Use Permit. The DRC has recommended the Conditional Use Permit be approved.

Commissioner Fallon asked if the height will be changed.

Dave Anderson stated it will not.

Commissioner Fallon made a **motion** to open the Public Hearing at 6:13 p.m.

There was no public comment.

Commissioner Tagg made a **motion** to close the Public Hearing at 6:13 p.m.

48
49 Commissioner Tanner **moved** to approve the AT&T Conditional Use Permit.

50
51 Commissioner Tagg **seconded** and the motion **passed** all in favor.

52
53
54 **PRELIMINARY PLAT and ZONE CHANGE**

55
56 **Bridle Creek Preliminary Plat**

57 Applicant: Handcrafted Homes

58 General Plan: Low Density Residential

59 Zoning: R-1-15

60 Location: 1838 East 6800 South

61
62 Dave Anderson stated the proposed development is southeast of Maple Mountain High School.
63 Preliminary Plats were approved last year for Maple Mountain Estates and Canyon Vista, just
64 north of the proposed development. With those developments, the power and sewer issues
65 that existed have been addressed to provide for the area. The property is currently zoned R-1-
66 15. Most of the surrounding property is zoned R-1-12. The proposed development meets the
67 standards for the R-1-15 zone. The General Plan suggests this is an area for larger lot sizes.
68 Staff recommends the Preliminary Plat be approved.

69
70 Chairman Gonzales asked if there are any concerns with the current layout and only having one
71 access point.

72
73 Dave Anderson stated that the layout meets the requirements for the fire code in terms of
74 block lengths. The City has worked with the developer to plan for connecting streets as the
75 neighboring properties develop.

76
77 Chairman Gonzales stated that the road (100 South/ 6800 South) is narrow and treacherous.
78 He stated that the road needs to be evaluated for expansion.

79
80 Dave Anderson stated that the problem will get worse before it is improved. The development
81 will be required to update the current county road to the City's development standards for the
82 portion of their development that fronts 100 South.

83
84 Chairman Gonzales asked if the power lines have been accounted for.

85
86 Cory Pierce stated there was discussion of the development for lot 37 in the DRC meeting.
87 The developer is also getting a letter from Rocky Mountain Power about where the building
88 footprint near the power lines would be.

89
90 Commissioner Tanner asked about the property neighboring the development between the
91 powerline to the east stating the property should be maximized or the land will become dead
92 space.

93

94 Dave Anderson stated that makes sense, but the City cannot require a developer to include
95 property in a development that is not in the City limits.
96

97 Tim Alders and Matt Robinson with Handcrafted Homes addressed the Commission stating on
98 lot 37 there is a 4,000 square foot building pad. Tim Alders stated that he has worked with the
99 City to create a subdivision that would work with the neighboring properties for future
100 development. Tim Alders stated they did try to work with Rocky Mountain Power when they
101 put the property for the development under contract, but did not have success.
102

103 Commissioner Tanner stated the staff had five recommendations on the staff report attached
104 to the agenda for today's meeting. Should those recommendations be included in the motion?
105

106 Commissioner Wilkinson stated it would be good to include those recommendations.
107

108 Dave Anderson stated that it is recommended to include the recommendations in the staff
109 report but it is not required.
110

111 Commissioner Wilkinson asked if the developer is aware of the requirements.
112

113 Tim Alders stated he is aware of the conditions and are fine with the conditions.
114

115 Commissioner Tagg **moved** to recommend approval to City Council of Bridle Creek Preliminary
116 Plat based on the following conditions:
117

118 Conditions
119 1. That the applicant rebuild 100 South to the City's current development standards;
120 2. That the applicant relocate or pipe the irrigation ditches;
121 3. That the applicant contact Rocky Mountain Power and provide a letter confirming lot
122 36 and 37 as buildable areas;
123 4. That the applicant run off-site power underground from 2550 East to the site;
124 5. That the applicant meet the City's current construction standards.
125

126 Commissioner Fallon **seconded** and the motion **passed** all in favor.
127
128

129 **River Point Preliminary Plat re-approval**
130 Applicant: David Adams
131 General Plan: Low Density Residential
132 Zoning: R-1-12
133 Location: 1208 West 900 South
134

135 Dave Anderson stated this project was originally approved in 2014. Since the approval expired,
136 the applicant has submitted the Preliminary Plat to obtain re-approval of the project. Staff has
137 recommended the Preliminary Plat be approved with the outlined conditions in the staff report
138 attached to the agenda.
139

140 Chairman Gonzales asked if the current plan resolves any access issues.
141
142 Dave Anderson stated he has not spoken with Mr. Career but he believes the access is
143 agreeable for both parties.
144
145 Chairman Gonzales asked about the construction debris on the property.
146
147 Cory Pierce stated that the applicant will be crushing the cement on-site and then placing it
148 under the roads and the building footprint of the home.
149
150 Chairman Gonzales asked about the flood plain issue with a few lots.
151
152 Cory Pierce stated the flood wave and flood plain are similar except on a couple lots. The
153 applicant is working with FEMA to have the lots amended on the map, showing the lots no
154 longer in the flood plain.
155
156 Dave Anderson stated the important point to review is the 40 foot access to the river for
157 maintenance.
158
159 Chairman Gonzales asked about the access trail to the maintenance road next to the river.
160
161 Dave Anderson stated the access point to the maintenance trail is important, as it is how the
162 City gets their equipment to the maintenance trail.
163
164 Commissioner Fallon stated on the staff report the DRC recommended seven conditions and
165 there are only five conditions under the staff recommendations. He asked which
166 recommendations are important.
167
168 Dave Anderson suggested to look at the recommendations from the DRC. The five conditions
169 were the original conditions of approval in 2014.
170
171 Commissioner Tanner **moved** to recommend approval to City Council of River Point Preliminary
172 Plat re-approval based on the conditions:
173
174 Conditions
175 1. That the applicant address the issues related to the flood plain, revise the flood plain
176 map with FEMA and provide the results to the City for review;
177 2. That the applicant move the trail to access the river to align with the existing utilities
178 to the east;
179 3. That the applicant submit an updated plat to the City for review;
180 4. That the applicant meet any other original conditions of approval on the project;
181 5. That the Engineering Department approves of re-compaction material within the
182 building envelope;
183 6. That the applicant illustrate on the plat a uniform fence for the development;
184 7. That with each Final Plat approval there will be language similar to what is recorded
185 on the River Cove and Quail Hollow final plats regarding access to the river.

186
187 Commissioner Wilkinson **seconded** and the motion **passed** all in favor.
188

189
190 **Skyline Business Park (Bradford Preliminary Plat)**

191 Applicant: Atlas Engineering

192 General Plan: Industrial

193 Zoning: I-1

194 Location:

195

196 Dave Anderson stated the plat is unlike any that has been presented. About 15 years ago an
197 illegal subdivision was created. The parcels within the proposed preliminary plat were divided
198 and sold, but were never approved by the City. There are landlocked, un-developable
199 properties within the illegal subdivision. In 2012, the owner of Smash Athletics wished to build
200 on one of the properties. The proposed application will help correct the illegal subdivision of
201 the properties. This will not make it completely legal but will clean it up a little more. The City
202 would like to help make the properties legal to allow access to all the properties involved as
203 properties wish to develop. This is more of a code enforcement procedure.

204

205 Chairman Gonzales asked if all the items should be worked out at the preliminary plat phase
206 today, rather than down the road as development happens.

207

208 Cory Pierce stated that the challenge is the owners do not have represented interest. There is
209 one property owner that is interested in development.

210

211 Commissioner Wilkinson **moved** to recommend approval to City Council of Skyline Business
212 Park Preliminary Plat.

213

214 Commissioner Tanner **seconded** and the motion **passed** all in favor.

215

216

217 **Newport Village**

218 Applicant: LEI

219 General Plan: Mixed Use

220 Zoning: R-R current; R-1-6 proposed

221 Location: 100 South 920 West

222

223 The applicant has requested an R-1-6 zone change for the property. The development is
224 proposed as a Master Planned Development. There are a couple of issues that have come up
225 with sewer lines, but they have been worked out with City staff. The recommendation from
226 DRC is to approve the zone change from R-R to R-1-6 and approve the Preliminary Plat.

227

228 Commissioner Tanner asked about the connection to Volunteer Drive and being a collector
229 road if the connection would be off 920 West.

230

231 Cory Pierce stated that the connection to Volunteer Drive will be the road to the west of the
232 Justice Center, 630 West. The Streets Master Plan, based on studies, would have an
233 intersection with a traffic light at Center and 920 West with an additional traffic light
234 intersection at 630 West and Center Street as traffic increases. The City has looked at the
235 width of Center Street and plans to continue the existing width as Center Street extends to the
236 west, while also preserving the right-of-way as development occurs.
237
238 Chairman Gonzales asked if this Preliminary Plat has been discussed with UDOT.
239
240 Cory Pierce stated UDOT's involvement is granting an access permit onto 100 South as that is
241 a UDOT road.
242
243 Dave Anderson stated that in 2011 or 2012 UDOT put together a study of alignment for the
244 interchange and that is what the City has reviewed when looking at the proposed project.
245
246 Commissioner Fallon made a **motion** to move into Public Hearing at 6:58 p.m.
247
248 Randy Chipman lives across the street of 100 South on Spanish Fields Drive. He is concerned
249 with the traffic and the Church of a single adult Center. He requests that 920 West be
250 developed with a wide sidewalk to allow for safe crossing to Center Street.
251
252 Cory Pierce stated there will be a sidewalk developed on the West side of the road with a trail
253 running along the north end of the proposed development.
254
255 Commissioner Tagg made a **motion** to close the Public Hearing at 7:01 p.m.
256
257 Commissioner Fallon stated the General Plan designation called for Mixed Use. He does not
258 feel like the use of R-1-9 fits within the Mixed Use designation.
259
260 Dave Anderson stated the area on the east side of I-15 and Center Street will not have a
261 commuter rail stop; it will be located on the West side of I-15 and around Center Street. He
262 feels most of the Mixed Use development will occur on the west side of the freeway. Dave
263 Anderson stated Mixed Use designations allow for residential uses or retail/commercial uses.
264
265 Commissioner Tagg also stated that she agrees with Commissioner Fallon that the opportunity
266 for a true mixed use development will be eaten up. She was surprised the DRC did not bring
267 up the issue of the General Plan.
268
269 Commissioner Fallon suggested that the City has looked at preserving the property around
270 2700 North for retail use, so why are they not doing that in this area?
271
272 Chairman Gonzales stated that it would be a good place for a fuel station or retail and
273 commercial use.
274
275 Dave Anderson stated that from his perspective, the property should develop similar to the
276 properties surrounding the proposed development. One of the challenges of having a

277 commercial or retail use is UDOT has not made a clear plan on when they anticipate the
278 interchange being built out.

279
280 Commissioner Tagg stated commercial or retail uses should be located off Center Street while
281 a portion developed as residential facing 100 South.

282
283 Commissioner Tanner stated Commissioner Fallon brought up a good point of the Mixed Use
284 designation and by allowing it to develop residentially today could be a misstep down the road.

285
286 Chairman Gonzales stated it could be business offices.

287
288 Dave Anderson suggested if the Commission would like to have commercial or business park,
289 then the zone should be changed to Commercial or Shopping Center.

290
291 Commissioner Tagg stated she thought Mixed Use was used to hold a place for retail and
292 commercial development with an aspect of residential, and not to develop strictly residential.

293
294 Dave Anderson stated there is a mixture of uses in the area east from the proposed
295 development to Center Street. He is not sure what the best use for the property should be.

296
297 Bryon Prince with Ivory Development addressed the Commission. He stated that Ivory noticed
298 the General Plan designation and what would be allowed in that zone. Initially they proposed a
299 higher density development but were directed by staff to develop single-family detached homes
300 complying with the R-1-9 zone. Bryon Prince stated he is happy to go back and review the
301 project and propose an attached townhome project. Ivory Development tried to take into
302 account the expansion of Center Street and the proposed interchange allowing the future
303 Center Street right-of-way. He stated UDOT has signed off on the plans for access to 100
304 South.

305
306 Commissioner Tagg asked Bryon Prince if he initially asked for a more mixed use development.

307
308 Bryon Prince replied it is not viable to plan for a gas station at this time. He stated the
309 property owners would like to sell the property in whole and not parcel it off to developers.
310 Bryon Prince would like to consider proposing a high-density attached town home project for
311 the property.

312
313 Jay Thomas, the property owner, addressed the Commission stating to carve off parcels makes
314 no sense to him as a seller of the property. He and his wife wish to sell the property as a
315 whole. He stated they have lived in the home as the surrounding properties have developed.
316 Jay Thomas stated the traffic to and from church, that the one property owner referred to, is
317 bad and he sees that continually. He stated that there are a few neighboring properties that
318 are designated Mixed Use that can be developed with retail later on.

319
320 Chairman Gonzales understood what Jay Thomas is saying.

321
322 Commissioner Fallon asked where the railroad spur ends and if the rail is still active.

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Cory Pierce stated Wasatch Pallet still uses the rail and it ends at Center Street. He stated the engineering department accounted for the expansion of Center Street based off the existing centerline of Center Street.

Commissioner Fallon asked what the proposed property depth would be needed for commercial uses.

Dave Anderson stated that typically it is about 200 feet.

Commissioner Tagg stated from a personal standpoint she would not want to be the property owner that purchased a home and then 15 years down the road a major interchange is in her backyard. She asked if UDOT does anything to compensate the homeowners such as building a wall.

Dave Anderson stated that they usually do not, unless there is a significant impact on the home. In this situation he does not see anything different being done. The City tries to show potential interchanges on the Streets Master Plan so that as buyers look into purchasing the property they have an idea of what development might happen around them.

Commissioner Tagg stated today is the day to lookout for those homeowners and not wait until the interchange is constructed.

Chairman Gonzales stated when the General Plan was last revised the idea was to designate Mixed Uses to encourage discussions of properties that surround potential interchanges.

Commissioner Fallon stated this is a prime location for retail use as the roads become major collector roads and the interchange.

Commissioner Tagg stated the Mixed Use designation was a buffer zone for properties. If there is going to be an off ramp on Center Street, there needs to be a buffer a zone.

Chairman Gonzales stated if the block were divided as to allow for partial commercial and partial residential he would not have an issue.

Commissioner Fallon asked Dave Anderson to cover the options the Commission can make regarding a motion. He asked Dave Anderson what his recommendation would be if the Commission recommended a different zone change.

Dave Anderson stated unless there is 200 feet in depth preserved for commercial use on the more southern portion of the property, he would recommend R-1-9 as the zoning, and not higher density in that area of town. Dave Anderson stated there are residents who are still upset about the proposal of town homes in the area. He stated that if there were commercial use it would be appropriate for higher density, but he would be apprehensive in making a recommendation. He stated there are many options for the Commission to take.

369 Commissioner Tagg asked for the zoning around the clinic to the east off 100 South.
370
371 It is zoned R-1-8
372
373 Chairman Gonzales stated his feelings are to leave the Mixed Use designation. He thinks
374 down the road there may be a better use for the property.
375
376 Commissioner Tagg asked if the item should be continued so they can give more thought to the
377 proposal.
378
379 Dave Anderson stated that would be acceptable and sometimes these decisions can be made
380 in haste. Giving time to review the project is not a bad decision.
381
382 Chairman Gonzales stated the current proposal does not show access onto Center Street and
383 asked if that is why it is prohibitive for commercial development.
384
385 Cory Pierce stated that it could be problematic. The interchange is on the long range, 15-20
386 year, for UDOT.
387
388 Commissioner Wilkinson stated he understands the Commission wishes to preserve the
389 integrity of the City for a potential better prospect. He said the problem is there may never be
390 the right project. Commissioner Wilkinson sees the project enhanced by the development that
391 is already around the property. He is torn as to what would be best.
392
393 Commissioner Tagg asked why the DRC did not mention anything about other viable options.
394
395 Dave Anderson stated the staff took the stance of what already exists in the neighboring
396 properties. He stated it is fair to say that the staff did not consider this for commercial
397 development.
398
399 Chairman Gonzales **moved** to recommend the item go back to the DRC for review of the option
400 for Commercial Use of the property, access points and with the idea of salvaging at least 200
401 feet for a commercial use on the north portion of the property.
402
403 Commissioner Fallon **seconded** and the motion **passed** all in favor.
404
405
406 **Dave Storage**
407 Applicant: Dave Herring
408 General Plan: Mixed Use
409 Zoning: I-1 current; Self-Storage Overlay proposed
410 Location: 130 West 500 South
411
412 Dave Anderson stated that staff recommends the Self-Storage Infill Overlay be approved to
413 essentially complete the existing development. Staff does not see a better beneficial use of
414 the property and the nature of the surrounding properties with storage unit buildings being

415 built. Dave Anderson noted, as with other locations in the City, when a self-storage
416 development is proposed some architectural features should be presented. The projects should
417 be high-end in a contemporary fashion.

418
419 Commissioner Tagg made a **motion** to open the Public Hearing at 7:47 p.m.

420
421 There was no public comment.

422
423 Commissioner Fallon made a **motion** to close the Public Hearing at 7:48 p.m.

424
425 Chairman Gonzales feels this is the right thing to do for this property; the project is isolated
426 and is an addition to the current development. He sees no effect on the surrounding areas.

427
428 Commissioner Fallon stated he agrees with Chairman Gonzales.

429
430 Commissioner Fallon **moved** to recommend approval to City Council of Dave's Storage Zone
431 Change for Self-Storage Overlay based on the following findings:

432
433 Findings

- 434 1. There is no recognizable potential for retail uses on the subject property.
435 2. That access and/or visibility to the subject property is limited to some degree,
436 which limits its development potential for retail, office or manufacturing uses.
437 3. The site's configuration makes the site ill-suited for another use.
438 4. The subject property is small enough that it will not support manufacturing or other
439 uses that would create employment opportunities.
440 5. The proposed site has adequate access to public streets to carry the type and
441 quantity of traffic, which may be generated by the use.
442 6. That adequate conditions or stipulations have been incorporated into the approval
443 of the operation to ensure that any anticipated detrimental effects can be
444 minimized.
445 7. The Site Plan adequately describes screening and other improvements that make
446 the development an attractive addition to the City.

447
448 Commissioner Tanner **seconded** and the motion **passed** all in favor.

449
450
451 **Quick Quack Car Wash**

452 Applicant: Lonestar Builders

453 General Plan: Mixed Use

454 Zoning: R-1-6 current; C-2 proposed

455 Location: 374 East 1000 North

456
457 Dave Anderson stated the property is currently zoned R-1-6 . The General Plan designates the
458 two properties as Mixed Use. Dave Anderson stated he feels properties that front 1000 North
459 should be commercial uses. The proposed zone change of C-2 is constant with the General
460 Plan. There was a question of what will happen with the properties to the south as it
461 transitions into residential neighborhoods. There are a number of different uses allowed in the

462 C-2 zone. The applicant has indicated they wish to build a car wash which is an allowed use in
463 the C-2 zone. Typically, the zone designation outlasts a business and the Commission needs to
464 consider all the allowed uses for that zone.

465
466 Chairman Gonzales asked the applicant to address the commission.

467
468 Dallas Hales addressed the Commission. He stated the property was purchased a while back
469 with the intent to change the zoning to commercial. The neighboring properties are anxious for
470 the zone change as it will help increase their property for resale. The noise is loud at this
471 interchange and he does not feel his business will add to the noise.

472
473 Chairman Gonzales stated that the business should close at 8:00 p.m. instead of 9:00 p.m. as
474 to not disturb the neighbors any more than necessary.

475
476 Dallas Hales stated that the businesses neighboring on the north side of 1000 North close
477 around 9:00 p.m. He also referred to municipal code 9.32.050 stating in a commercial zone
478 between the hours of 6:00 a.m. and 9:00 p.m. the max decibels allowed is 70, and his operation
479 fits within that limit.

480
481 Jason Johnson, who is an owner of a few Quick Quack car washes in California, stated he has
482 several of these car washes in California that neighbor properties. What they do is reduce the
483 decibel noise to 60 near the property line.

484
485 Commissioner Tanner asked Jason Johnson what barriers would be in place to help reduce the
486 noise to the neighboring properties.

487
488 Jason Johnson stated there is a muffler on the producer as well as a retaining wall around the
489 producer.

490
491 Commissioner Wilkinson asked Jason Johnson when building the facilities in California what
492 the neighbors thought about the car wash.

493
494 Jason Johnson stated that in building one of their facilities they had a neighbor that was
495 particularly concerned. He had the property owner stand on their property prior to
496 development so they could hear the noise.

497
498 Commissioner Fallon made a **motion** to open the Public Hearing at 8:03 p.m.

499
500 Helen Evans, the owner of the property to the west, addressed the Commission. She stated
501 that there are two units that would be next to the proposed development. Helen Evans is
502 concerned about the noise of the air dryer, not so much the vacuum noise. She is concerned
503 about the lighting as well. She has a low turnover of tenants and fears the carwash will change
504 that.

505
506 Steven Hawkins lives on the north west side of the property. He is concerned about the
507 additional traffic the business will generate. Currently he has a lot of vehicles that turnaround
508 in his driveway. Steven Hawkins suggests that there needs to be increased precautions for the

509 pedestrian traffic going from the residential neighborhoods to North Park.

510

511 Brent Wignall owns Wiggy Wash in Spanish Fork. He agrees the property should be zoned to
512 C-2 but does not feel the proposed use of the site would be good. Traffic will be a huge
513 conflict. It is not the vacuums that cause the noise, it is the air dryers. If there is an 80-foot
514 tunnel there should be an 80-horse power blower running to dry the cars exiting the car wash.
515 Brent Wignall stated he is not here because it is a competitor business; he welcomes the
516 competition as it results in a better product for the consumer. If an 80-foot tunnel is built, they
517 can push about 80 cars an hour through onto 1000 North. 1000 North has no room to expand
518 to allow for higher traffic. The que lines leading into the wash are sufficient, it is the egress
519 onto 1000 North that is dangerous. Brent Wignall feels it puts the City at a liability. He thinks
520 an independent traffic and sound study should be done. Brent Wignall recommends the
521 proposed zone change to be tabled. He stated there are other businesses that are allowed
522 uses for the C-2 zone and that should be addressed.

523

524 Dallas Hales addressed the Commission to answer some of the concerns brought by public
525 comment. He stated it is not a full service car wash, so a car can enter every 30 seconds.
526 There are internal studies that have been done stating a car is about 5 minutes on site. The
527 business is more for impulse buying because it is fast and is not a destination like Wiggy Wash.

528

529 Commissioner Wilkinson made a **motion** to close the Public Hearing at 8:14 p.m.

530

531 Commissioner Fallon asked what the permitted uses of the C-2 zone are.

532

533 Dave Anderson read the allowed uses in a C-2 zone:

534

- 535 1. Art galleries and studios.
- 536 2. Child care centers.
- 537 3. Churches.
- 538 4. Private clubs.
- 539 5. Entertainment uses.
- 540 6. Financial institutions.
- 541 7. Hotels and motels.
- 542 8. Medical and dental laboratories.
- 543 9. Office supply, copying, printing businesses.
- 544 10. Offices.
- 545 11. Personal service businesses.
- 546 12. Public utility facilities required for local service.
- 547 13. Restaurants.
- 548 14. Retail uses.
- 549 15. Repair services for small appliances, bicycles, jewelry, and similar items.
- 550 16. Instructional Studios.
- 551 17. Lube Centers.
- 552 18. Tire Centers.
- 553 19. Convenience Stores.
- 554 20. Car wash (full service).
- 555 21. Municipal facilities required for local service.
- 556 22. Outdoor display area.

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Chairman Gonzales wanted to propose a work session for the Commission to cover the proposed uses for each zone, as there are different items that cause more traffic, more noise or more parking than other uses within the same zone designation. He leans to decline the zone change, for nothing to do with the proposed use of the car wash. He is not sure if the City is ready to expand as there is under utilized property that is currently zoned for commercial uses. He does not think the time is right for the zone change.

Commissioner Tagg asked why Chairman Gonzales does not feel the time is right.

Chairman Gonzales stated the market is saturated with vacant commercial zoning.

Dave Anderson stated he hears on a weekly basis that there are not available commercial properties ready for use. There may be ample C-2 space, but it is not available.

Chairman Gonzales asked Dave Anderson if Woodbury would not be willing to let a business locate in the Canyon Creek project.

Dave Anderson stated that is correct. There are roadblocks in that Woodbury wishes their development to develop a certain way.

Commissioner Wilkinson asked Cory Pierce if there are studies of 1000 North that cover what the max potential of traffic the intersections can handle. The C-2 will bring additional traffic.

Cory Pierce stated the most recent study was when Costco was built. While it is congested, there is still capacity. What happens is there is access control to help with traffic flow. Traffic flows and accidents go down with access control. Cory Pierce thinks the next step in traffic control would be to limit the egresses as a right out only onto 1000 North. During the Site Plan review process the engineering department would take a closer look at the site for the access onto 1000 North and if a shoulder should be built.

Commissioner Tagg asked why the light timing is so long on 400 West and 1000 North.

Cory Pierce stated that is something that could be addressed with newer equipment. The problem along 1000 North is access to driveways. There is not one easy fix but the best thing to do is work with controlling access.

Commissioner Tagg stated that townhomes are a good mixed use between the auto part store and Techna Glass. The proposed zone change is perfect for change. She feels the timing is right. There will be some adjustment as change takes place.

Commissioner Fallon asked if there is a scale of uses from low impact to high impact. He still feels this is a buffer area. Commissioner Fallon said to leave C-2 on the north side of 1000 North but have a lower impact of retail uses on the south side.

602 Dave Anderson stated that over time, the City has always had the idea of using 1000 North
603 and 900 North as the transition to residential uses from commercial uses. He stated there will
604 be a time when Commercial use will be on both sides of 1000 North. Trips generated by a
605 business is the top issue in regards to impact, while the next is noise. There is a broad range of
606 uses within the C-2 zone.

607

608 Chairman Gonzales asked if 400 West was eliminated as an intersection, would that cut down
609 on the traffic along 1000 North.

610

611 Cory Pierce stated that if there are issues, then the intersection needs to be expanded and the
612 flows need to be spread out. Eliminating an intersection would force more traffic to the other
613 intersections. Intersections are where time is lost, not driving between intersections. It is a
614 balance.

615

616 Commissioner Tanner stated he feels the area is ready for C-2 and that is how the shoulders
617 will be developed. He stated the traffic will dictate change. If it gets too much, the City will
618 address the issues.

619

620 Cory Pierce stated that when properties develop, then is the time for the City to see if a buffer
621 or shoulder needs to be addressed. He stated that he had not looked at the traffic too much as
622 the application is a zone change. Cory Pierce stated when the site plan is reviewed, that is
623 when the City reviews the site to determine if a traffic study is needed. The City will also
624 review traffic issues and accesses.

625

626 Chairman Gonzales stated that the question whether it is commercial or not. The use has
627 nothing to do with the approval of the zone change.

628

629 Dave Anderson stated related to traffic, the City does not take it lightly. The challenges are
630 finding improvements to help the situation, but that will not happen if development does not
631 move forward.

632

633 Chairman Gonzales asked if the DRC considered how many cars would be moving through the
634 wash at a time.

635

636 Dave Anderson stated the DRC did not but they did talk about some que lengths and potential
637 traffic issues. Again, these items typically are not addressed during the zone change as the
638 use can change over time; they are addressed at the site plan review.

639

640 Chairman Gonzales stated the Commission needs to not be concerned about the use at this
641 time rather the zone.

642

643 Cory Pierce stated that a study was done in 2008 and a review of the Master Plan would show
644 a different study. He stated the City takes these issues piece by piece and works through the
645 options. He does not see the viability of widening the whole road but controlling accesses and
646 controlling conflict points.

647

648 Commissioner Tagg stated that in comparison to other five lane roads, the road is not that
649 congested when she drives it. The thing that makes 1000 North the safest is to drive safe.
650 The area has changed and the congestion will continue to increase regardless of the zone
651 change. It will not be like it was 5 years ago when you could zip down the road.
652
653 Brent Wignall asked Cory Pierce if he was incorrect with the information he stated to the
654 Commission that one of the intersections is currently failing.
655
656 Cory Pierce stated he has not seen a study that says such and the last traffic study was when
657 Costco came to town. Cory Pierce gave the example of access control helping a situation on
658 500 East exiting onto 1000 North. The traffic is directed to move to 400 West and 1000 North.
659 As things develop, intersections and shoulders will need to be evaluated. Any time land uses
660 change along the road, mitigation for traffic needs will be assessed.
661
662 Dallas Hales stated to generate more traffic there needs to be a use that drives more traffic.
663 The idea of Quick Quack is to take advantage of existing traffic. As far as the noise for an
664 existing Quick Quack, at an angle it shows the decibel that is put out. He stated that his
665 partner owns the property next to the stake center and is interested in developing that
666 property as commercial.
667
668 Chairman Gonzales asked Cory Pierce if he felt it would be better to locate the car wash on the
669 other block to the east.
670
671 Cory Pierce stated that it would probably be sixes and the same information will need to be
672 evaluated regardless of the location.
673
674 Commissioner Fallon **moved** to recommend the Quick Quack Car Wash Zone Change be
675 referred back to the DRC to evaluate the traffic issues and looking at changing the design of
676 the access with required buffers and possibly a different layout on the site to help mitigate
677 noise.
678
679 Commissioner Tagg **seconded** and the motion **passed**. Commissioner Tanner voted Nay.
680
681 Commissioner Tanner feels the time is right to change the zone to C-2 and the issues could be
682 brought up at the Site Plan review.
683
684

685 ANNEXATION

686 **Nelson Annexation**

688 Applicant: Atlas Engineering
689 General Plan: Low Density Residential
690 Zoning: R-1-12 proposed
691 Location: 2550 East 7200 South
692

693 Dave Anderson stated the proposed annexation is to the southeast of the Stillman Annexation.
694 The sewer and electrical issues have been resolved and utilities will be at the doorstep of the

695 property. The properties are ripe for development. The developer has submitted an application
696 for a Preliminary Plat of the property. The staff recommends the annexation be approved.
697 Dave Anderson stated that in theory it is wise to designate the zone of R-1-12.
698
699 Chairman Gonzales asked if the zone change will come before the Commission at a later date.
700
701 Dave Anderson stated with this annexation, staff is recommending the zone be designated at
702 this time.
703
704 Commissioner Fallon stated he leans to zoning the property R-1-15. He feels there is not the
705 inventory of larger lots in the community.
706
707 Chairman Gonzales is leaning toward the zone designation of R-1-15.
708
709 Commissioner Fallon made a **motion** to open the Public Hearing at 9:04 p.m.
710
711 There was no public comment.
712
713 Commissioner Fallon made a **motion** to close the Public Hearing at 9:04 p.m.
714
715 Commissioner Fallon **moved** to recommend approval to City Council of the Nelson Annexation
716 with the zone of R-1-15.
717
718 Commissioner Tanner **seconded** and the motion **passed** all in favor.
719

720
721 **TEXT AMENDMENT**
722

723 **Title 15 – Infill Overlay**
724 Applicant: Spanish Fork City
725 General Plan: City Wide
726 Zoning: City Wide
727 Location: City Wide
728

729 The proposed text amendment is to modify the Infill Overlay language. Currently, the number
730 of units on an Infill Overlay project is tied to the General Plan. For areas designated for high
731 density and medium density residential, the allowed units per acre will change. The change is
732 to spell the density out in the zoning code instead of the General Plan. The language allows for
733 one unit for every 3,260 square feet in the R-3 zone and one unit for every 4,420 square feet in
734 an R-1-6 zone. By design it is not a big change.
735

736 Chairman Gonzales stated this will align with the zoning instead of the general plan.
737

738 Dave Anderson stated that is correct.
739

740 Commissioner Fallon asked where the lot size of 3,260 came from.
741

742 Dave Anderson stated that was based on a property that prompted the language change.
743
744 Chairman Gonzales asked how the property is defined, is it by parcel or by development?
745
746 Dave Anderson stated that it applies to projects as a whole.
747
748 Commissioner Tagg made a **motion** to open the Public Hearing at 9:11 p.m.
749
750 Paul Casey addressed the Commission stating the change is to allow him to build a duplex on a
751 property he currently owns and that it would allow him to turn a weed patch into a better use
752 for the area.
753
754 Commissioner Tagg made a **motion** to close the Public Hearing at 9:12 p.m.
755
756 Commissioner Tagg asked with the Infill Overlay, does the Commission have the ability to
757 discuss access and the fit of a project to the particular area?
758
759 Dave Anderson stated that when an applicant applies for an Infill Overlay, the Commission can
760 view all aspects of the development down to the color, access or look of the building, or
761 improvements to the property. Permitting for more density allows developers to look at
762 applying for more Infill Overlay projects with the discretion of the Planning Commission for
763 approval. The Infill Overlay zone was envisioned to encourage redevelopment of areas of town.
764
765 Commissioner Tagg **moved** to recommend approval to City Council of the Title 15 Text
766 Amendments regarding Infill Overlay.
767
768 Commissioner Fallon **seconded** and the motion **passed** all in favor.
769
770
771 **Title 15 – High Density**
772 Applicant: Spanish Fork City
773 General Plan: City Wide
774 Zoning: City Wide
775 Location: City Wide
776
777 Dave Anderson stated the language has been reviewed by developers who are interested in
778 developing within the City. Dave Anderson asked for the various developers' feedback
779 regarding what has and has not worked for the developers in other cities.
780
781 One concern raised by the developers was the minimum size of 900 square feet per unit. Dave
782 Anderson showed a slide of various square footages that other cities have approved in
783 apartment complexes.
784
785 Commissioner Fallon stated the larger the apartment, the higher the quality of the unit.
786

787 Dave Anderson stated some of the feedback from the developers, when looking at the Outlook
788 project in Springville, said they cannot build that type of project as there are a number of units
789 smaller than 900 square feet.
790
791 Commissioner Tagg asked if the square footage can be based off of the rooms of the units.
792
793 Chairman Gonzales asked about amenities and garages.
794
795 Dave Anderson stated he is open to suggestions of required amenities for the proposed
796 apartment developments.
797
798 Chairman Gonzales likes the idea of spelling everything out to make sure the perfect plan is
799 created.
800
801 Dave Anderson stated parking has been an issue raised by the developers.
802
803 Commissioner Fallon stated the parking should be based off the bedrooms per unit.
804
805 Dave Anderson stated that Commissioner Fallon has a good point, but he is skittish to reduce
806 the required parking. Developers are saying 2.25 is too much parking. However, residents and
807 neighbors contact the City regularly stating 2.25 is not enough parking.
808
809 Commissioner Wilkinson stated that an issue may be there is a higher occupancy in units than
810 what the unit/home is built for.
811
812 Dave Anderson stated developers have made it clear they will regulate the complex to make
813 sure the units do not exceed the allotted occupancy. In review of other projects, developers
814 stated there are only about 80% of units that have garages.
815
816 Commissioner Tanner stated in trying to attract a certain clientele, it may be beneficial to
817 require 100% of units have garages.
818
819 Chairman Gonzales thinks this item should be moved to a working session.
820
821 Dave Anderson stated the fire department is concerned with a max height of 50 feet for safety
822 reasons. Initially, Dave Anderson feels the max density should be 18 units to the acre.
823
824 Commissioner Fallon made a **motion** to open the Public Hearing at 9:37 p.m.
825
826 There was no public comment.
827
828 Commissioner Fallon made a **motion** to close the Public Hearing at 9:38 p.m.
829
830 Commissioner Gonzales **moved** to continue the item to a working group to discuss parking,
831 garage requirements, building height and size of units.
832
833 Commissioner Tagg **seconded** and the motion **passed** all in favor.

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OTHER BUSINESS

Chairman Gonzales asked if there could be a work session on March 9th.
Dave Anderson stated that the Commission could start early on March 2nd at 4:30 p.m. and have a work session first, then move into open session.
Chairman Gonzales thanked the group for their time and opinions.
Chairman Gonzales moved to adjourn the meeting at 9:43 p.m.

Adopted: March 2, 2016

Kimberly Brenneman
Community Development Division Secretary